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11 Rooms, 3 Bathrooms, \$6,000 including a very desirable room on roof directly over apartment, suitable for stulso 8 Rooms, 3 Baths, \$4,200 oser and service cars; unusually FIGHT, ARCHIBALD & PERRY, Agts.

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8 and 9 Rooms and 3 Baths.
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561 W. 143 St. Cor. B'way Modern 7 Room Apartment
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New Apartments 192d St. at University Ave.

An exclusive residential neighborhood. 5 Large Rooms, Foyer and Bath

Rents Very Moderate

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NOW READY for OCCUPANCY Only a Few Left 5, 6, 7 ROOMS \$100

READY FOR OCCUPANCY OCT. 1 3, 4, 6 ROOMS 5126 NIEWENHOUS COMPANY, Inc.

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For 29 YEARS we have noted as AGENTS for executives, attorneys and estates.

We guarantee daily and personal supervision of houses placed under vision care. A close study of violation care A close study of violations, repairs and cost of uplees, has been our policy.

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417 WEST 21ST STREET Chelsea District
1-2 Rooms, Bath, Kitchen
8780 to \$1,200.

128 EAST 29TH STREET Corner Lexington Avenue 5 Rooms, Bath, \$1,500.

APARTMENTS - UNFURNISHED.

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Know Your Next Door Neighbor but Choose Your Neighborhood

COME of the best people in the O country are living at Jackson Heights. A restricted residential community of unusual attractiveness, and comprising many recreational features: Tennis Courts, Golf Course and Children's Play Grounds.

The apartments are modern in every detail, and divided into 4, 5 and 6 all outside Rooms. Ranging in prices from \$85 to \$125 a month, with a modest initial payment, which is applied against your account and in six years you own the apartment, which is tax exempt for ten years. Act now -or react-later.

THE QUEENSBORO CORPORATION

22 Minutes from 42nd Street

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

WANTED \$100,000 on Westchester county country estate, worth \$275,000; large acre ase, 5 buildings. P. K. DEANE, 2 Rector st WANTED—Loan \$1,000 for one year with good interest. M 1314 Herald, Harlem.

CITY REAL ESTATE.

TWO estates owning several free and clear cold water tenements have placed their properties with us to sell. Buyers for such property will do well to see us. CHARLES F. NOYES COMPANY, 118 William st. THE QUIENBORIO COMPORATION, 50 East 42d st., cor. Madison av.

GREENWICH AVENUE. Three story and basement: plot 20x7
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PEPE, 40 WASHINGTON SQUARE.
GUESE, 12 rooms, \$17,500; fine residency
1 or 3 families; best location Greenwis
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WAVERLEY PLACE, shington Square North.—Five stor apartment, renovated; ene apart floor, with all conveniences; pric PEPE, 40 WASHINGTON SQUARE.

25 ft., 4 story and basement; 18 rooms must be sold; price reasonable. R. TELFAIR SMITH, 11 East 10th st.

Columbus.

FOR SALE or on long term lease, between 34th-40th sts., plot 45x88, four and five story buildings; leased until May, 1922. WRITE L. K., room 852, 1328 Broadway, New York city.

HOTEL, 140 rooms, all outside; modern 12 story fireproof building; 19 years' straight lease; between Penn, and Grand Central towns; between Penn, and Grand Central of the Columbus Circle.

FRIVATE HOUSE, 528 EAST 41ST ST., newly removated, electricity; vacant; easy terms; owner on premises Monday, all day.

Above 59th St .- 5th Av. to East River.

EXCEPTIONAL opportunity to buy on 3d av., near 103d st., five story tenement with two stores; 4 threes on a floor; rent \$4,380; low; no leases; price \$25,500; excel-tent terms. D. KEMPNER & SON, INC., 522 5TH AV. MURRAY HILL 4015. SPLENDID corner elavator apartment, Harlem section; all improvements; annual rental \$18,000; price \$90,000; cash required, \$18,000. PLYNN, 500 Morris Park av., Bronx. Open Sunday.

Col. 7240.

ABSOLUTE bargain, West 70's; choice 4 story residence; excellent for roomers; easy terms. Write OLIVER, 12 West 60th.

DWELLING, near West 86th st. subway and "L", three story and bacement; excellent condition; electric light, parquet floors throughout; possession October !; price \$24,000. GEO. A. BOWMAN, 115 W 42d st.

CITY REAL ESTATE

D. KEMPNER & SON, INC.

DOUGLASTON, L. I.

DOUGLAS MANOR, L. I.—200 feet from water; very attractive corner plot, 166 feet frontage with 14 high, old trees, GEORGE ALEXANDER. Douglaston, L. I. DOUGLASTON—Finest year round section; 22 minutes; golf, boating, shade; gas, electricity; houses for sale; reasonable. GRIFFITHS, Douglaston.

ELMHURST, L. L.—House, unfurnished, sublet for two years or more; 10 rooms and bath, SRULITZ, 14 No. 20th st. 1102 Newtown. FOR SALE at Port Washington, L. I., ten minutes from station and bathing; six and seven room Colonial houses; one and two bathrooms; parquet floors and all improvements; pre-war prices, \$5,000; terms arranged to suit your convenience, Thomas O'Connel, Manhasset, L. I. Phone Beekman 4804.

GREAT NECK WATER FRONT

315 acres; one of the finest Sound REACH FRONTS homes, beauti-fully landscaped; 5 car garage and apariment; residence has 7 mas-ter bedrooms, 5 baths, commod-ious living quarters, beautifully furnished; for sale for immediate occupancy with or without furnish-ings.

120th. Phone Morningstde 7728.

FOR SALE-Corner elevator apartment house, plot 100x100, near West 145th st.; very easy terms. WRITE H. G., room 852, 1528 Broadway, New York city.

West 192d st., 100 feet east of St. Nicholas av.; improved on all sides; subway station, Apply WHIGHT BARCLAY, INC., 329 5th av. Telephone Pennsylvania 6890, 100x100, vacant; 136th, adjoining Riverside Drive; easy terms. SHARUM, 170 Bway.

Berough of Manhattan-Miscellancous.

BUILDER'S opportunity: Harlem plot, 75x 100, with old frame buildings and stables; suitable for garage or warehouse; present rent \$200 per menth. BUILDER, 1199 Herald Harlem.

cash, \$4,000. COUGHLAN & CO., 200 W. 72d.

HARLEM flat stores, near 5th av.; rent \$5,000; price \$26,000; no steam. RAPPA-PORT, 174 Lexington av. Harlem 4434.

HARLEM business corner, five stores and five apartments; over 35% on investment. LEVITY. 2036 5th av.

TWO 5 story 2d av. cold water flats for sale very cheap and ery casy terms to close an estate. ESTATE, 1108 Herald Harlem.

WALK-UP apartment house, 10 family, on West Side, near subway station; rents very low, \$5,200; October, \$7,000; will sacrifice at \$32,000. up to date improvements. COUGHLAN & CO., 200 W. 72d.

Thoughout possession October 1, price 24,000, CRO. A BOWMAN, 115 W 42d st. FOR SALE—149 WEST 518T ST. 2 Rooms, Bath. Ritchonette. \$1,000 to \$1,380. \$1,000 t

REAL ESTATE—OUT OF CITY. Long Island-Sate or Rent.

GREAT NECK -

RETE Bungalows, California type, five leven rooms; small cash payment, hal-same as rent. BARCLAY BUILDERS, 824, 35 Wall st.

LEMKE, INC., 801 Vernon av., Long Island City.

MOVE right in: 9 rooms, bath, electricity, gas; 5 lots, Queens Boulevard, Winfield. L. I.; easy terms. OWNER, 253 Mott av., Long Island City.

RICHMOND HILL.—Two upper floors in new family house; decorated, shower bath, payent, &c.; ideally situated; six rooms; lease to responsible parties if wanted; rent \$75. Take Lefferts av. Fulton st. train to Hith st. station. See builder at 10716 H2th st.; phone 3307 Richmond Hill.

RICHMOND HILL—Nine room house, bath, all improvements; can be used as two-family; lot 48x85. Owner, 115-12 Sith Av. phone Richmond Hill 4799W.

DANIEL M. GERARD, 1270 Bway, N. Y.
NEW six room bungalow, large cellar, large
perch, 6 lots inclusive; 10 minutes to bathing beach, 2 minutes to station; commuting
distance; price \$1,500. OLIVER FOWELL,
Renkonkoma, L. J.
ON THE WATER AT BAY SHOREAttractive 7 room house, 2 baths; fully
furnished; immediate possession; price
85,500, cash necessary \$2,000. Particulars
from C. E. Brewster.

PLANDOME, L. I. across from Great Neck-New brick residence, 9 rooms, 3 baths, 5 bedrooms; brick garage; very fine planting and old trees; 5 minutes to station; waterfront rights with the property; price reduced from \$30,000 to \$20,000; a real bargain; torms \$6,000 cash; ten-year mort-

ready for immediate occupancy; 8 rooms, 2 baths, open fireplaces, steam heat; large steeping porch glassed in; fine piazza; corner plot; desirable location; or would rest for 3 years. 671 James st., Pelham Manor. Phone Pelham 4838W.

FOR SALE—Two family stucco house, separate entrances, 10 rooms, 2 baths, but water had, hardwood floors, open fireplaces, steetric light; beautiful locality; 418,000. Tel. Polbs Ferry 225.

FOR SALE—Fine modern 12 room house, all improvements; refined, convenient neighborhood; large plot; 2 baths; casy accessity bargain. DR SHERMAN, 15 Elm place, Hastings-on-Hudson, N Y.

At Colonial Heights, artistic 7 room house; large plot; fine view; all improvements; full varticulars. L. I. TASKER, Tribune Ridg. large plot: fine view; all improvements; full particulars L. H. TANKER, Tribune Bidg. Phone Berkman 4500. Phone Beckman 4500.

LARCHMONT residential properties for sale or rent. JOSEPH A. CASSILY, 206
Broadway, N. Y. Tel. 6042 Cortiandt.

PORT CHESTER.—Beautiful island home on Sound; lease completely furnished; main house, cottage, garage; beautiful greunds.

Murray Hill 4630.

terms arranged to suit your convenience, Thomas O'Connel, Manhasset, L. L. Phone Beekman 4804.

FREEPOR'T, L. I.

Gwner must sacrifice beautiful new stucco bungalow with large living room, Dutch dining room, kitchen, tile bath, 3 bedrooms, double floors, hardwood trim; all latest fin-provements; for only \$7,500; worth \$5,000, Inquire H. ALBRIGHT, Store, 3 Railroad av., Freeport. Open Sundays.

FIVE rooms and bath, all improvements; open fireplace, sarage, chicken coops, shrubs, hedge, &c.; 50x100; immediate possession; easy terms. 18 Martha av., Jamaica.

FOR sale—Plot den100, in Douglas Manor; good section. For particulars address A V. ANDERSON, 138 West 22d 81.

FOUR lots on Flushing av., Jamaica, near

REAL ESTATE—OUT OF CITY.

HIGH class estate for sale, show place of Sullivan county. F 1140 Herald, Fulton st.

LARGE Income Dairy Farm, \$4,000 Cash.
225 acres, 52 cows, four horses; sold \$1,000 pounds milk last month, \$8,500 last year. Hay, crops, fine buildings, on State road; everything \$19,000; \$4,000 cash.

BATSON FARM AGENCY, 489 5th av. BATSON FARM AGENCY, 489 5th av.

ON THE HUDSON.

Gentleman's country residence, on the Hudson, Ulster county, 15 rooms, large balcony overlooking river, pier and boat house; rustle walks, bridges, private bathing beach; 5 minutes from station and State road; 15 fruit trees, outhouses; \$7,000. terms. HEATRICE TILL, Saugerties, N. Y.

POULTRY, FRUIT, TRUCK FARM.
Chatham, mile to Harfon R. R.; 6 acres in berries, apples, peachea, grapes, plume, postatoes, 2,000 cabbages, 5 poultry houses, for 500 hens; goed buildings; all crops; possession in 10 days; price only \$1,250.
BATSON FARM AGENCY, 480 5th av.

BOONTON — MOUNTAIN LAKES,
Homes within the hour,
Prices from \$5,000 to \$50,000.
On the Lackawanna Railroad.
CLARENCE A. TAYLOR,
Essanton, N. J.
Phones, Boonton 178W and 458.

OMFORTABLE HOME—Seven rooms, bat wide porch, steam, electricity, gas, pl

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BATSON PARIM AGENCY, 489 of heav.

Suitable for sanitarium, 4c.; 22 miles from Grand Central Station; 750 acres; 25,000 cords oak timber; modern house; clevation 1,800 feet; natural springs, hunting and fishing.

FOLSOM BROS, INC., 127 East 54th St.

FOLSOM BROS, INC., 127 East 54th St.

FIREE ACRES—5 room house, barn; State read, near willage station; 81,600. GEOIGGE and the state of the s

So South Breadway, Yonkers
Figure Yonkers Most.

NEW ROCHELLAE—Must sell beautiful home in Rochelle Heights, first floor; centre hall, living room, dining room, pantry and klitchen; second floor, four bedrooms and 2 baths; 2 servarit's rooms on lift'd, qurass, improvements consist of party and klitchen; second floor, four bedrooms and 2 baths; 2 servarit's rooms on lift'd, qurass, improvements consist of online of the control of the cont

REAL ESTATE—OUT OF CITY.

WEST END, LONG BRANCH.

FARM PROPERTY.

20 acres, 12 cultivated, good soil, buildings and location; 250 fruit trees; 45 miles from New York; price 36,200; easy terms. J. KENTE, Broadway av., Holibrook, L. I. New York.

A GIVEAWAY.

\$50,000 VALUE FOR \$22,000.

Income producing farm, 30 miles north of Poughkeepsie, 165 acres fine farm land, 4,000 apple and pear trees, 3,000 grape vines; mali house, 12 rooms and bath; 2 modern 8 room and bath cottages, erected for owner's sons; barn for 30 cattle, 2 silos, thresher, tractor, harvester and complete farm equipment; 4 cows, 1 heifer, 5 horses; all for \$22,000.

Reason for selling, owner's sons want to go in business in New York.

228 West 42d st.

BARGAINS-Several complete farms, near

BARGAINS Several complete farms, near Poughkeepste and Stroudsburg for sale, with atock; about 63 acres each; easy terms. Call to-day and see them, MAHA-LEY, 127 W, 133d.

A centrally located village farm of 10 acres; lots of fruit; splendld water system; near station, school and village; large 17 room house, with all improvements; large stable and garage, other outbulldings; buildings in sood condition; price \$9,000. R. E. PITCHER, Cornwall, N. Y. FOR SALIS-Pine dairy farm, 167 acres, lo-cated 2½ miles from Goaber, N. Y., on State road, 10 acres woods, orchard; pienty of water; good buildings; large 12 room house, 4 open fire; laces. Address FARMER, box 42, Gosben, N. Y. pox 42, Gosnon, N. 1.

FOR SALE or Exchange for private house, productive, free and clear 165 acre farm, Columbia county; fine buildings; near State read. OWNER, 15 Elm piace, Hastings-on-Hudson, N. 7

FARM, 2315 acres on State road, hour out; modern house, improvements; barn; good coil, fruit; exchange for larger farm considered. GARDAM, 114 Park place.

ALL size farms, located in the potato belt. CLIPPORT G. SHOWN, Cranbury station, Middleack county, N. J.

CATALOG AND MAP of farms in Jersey, for the practical farmer or the commuter, SENT FREE, lower prices prevailing; write us good description of your needs and we will locate you to advantage; Jersey means good roads, best markets, richest soil, purest air. ANDIEWS FARM AGENCY. box 4, 220 West 42d st., New York.